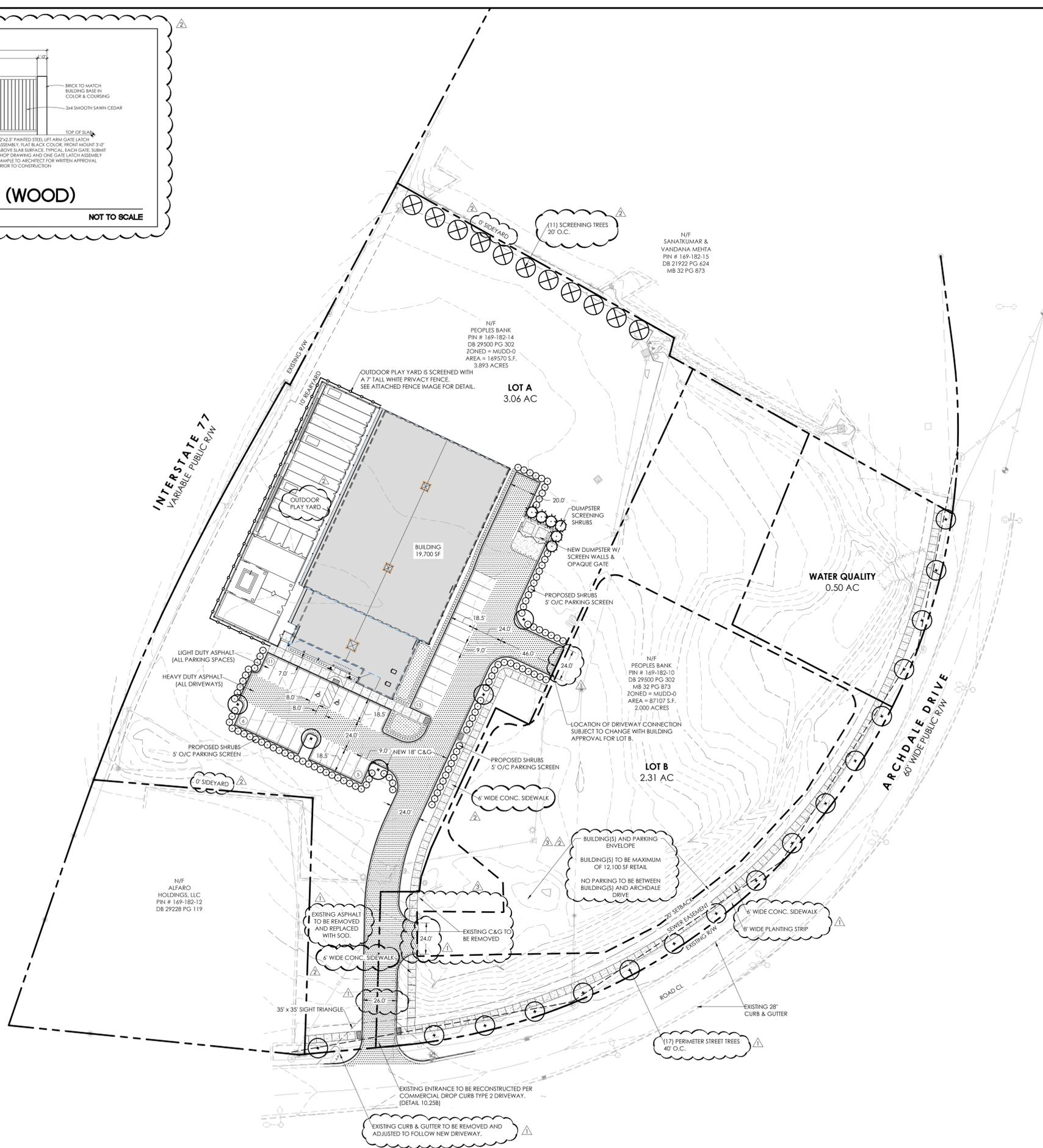
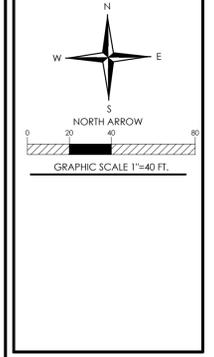


SITE DEVELOPMENT DATA	
SITE ACREAGE:	256,677.4 SF (5.89 AC)
SITE TAX PARCEL:	16918210, 16918214 (219 & 275 ARCHDALE DRIVE, CHARLOTTE, NC)
ZONING:	MUDD-O (EXISTING) B-1 (CD) (PROPOSED)
USE:	LOT A: PET SERVICES INDOOR/OUTDOOR LOT B: ALL USES IN B-1 EXCEPT AS MORE SPECIFICALLY DESCRIBED BELOW
EXISTING BUILDING SIZE	N/A
PROPOSED BUILDING SIZE	LOT A = 19,700 SF LOT B = 12,100 SF MAX.
MAX. BUILDING HEIGHT	40'
PARKING SPACES REQUIRED	PER ORDINANCE
BICYCLE PARKING	PER ORDINANCE
LOADING SPACES	PER ORDINANCE
TOTAL LOT AREA	256,677.4 (5.89 AC)
MIN. FRONT SETBACK	20' FRONT MIN. SETBACK
MIN. SIDEYARD	0' SIDEYARD (B' BUILDING SEPARATION FROM SIDEYARD)
MIN. REARYARD	10' REARYARD
FEMA MAP NUMBER	3710453100J
FEMA EFFECTIVE DATE	MARCH 2, 2009
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615

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 NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



**GENERAL/CONDITIONAL ZONING NOTES**

**GENERAL PROVISIONS:**

- THE PURPOSE OF THE ZONING IS TO ALLOW FOR THE USE OF INDOOR AND OUTDOOR PET SERVICES ON LOT A AND ALL USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT ON LOT B EXCEPT AS MORE SPECIFICALLY DESCRIBED BELOW.
- LOT A WILL HAVE A MAXIMUM OF 1 PRINCIPLE BUILDING AND LOT 2 WILL HAVE A MAXIMUM OF 2 PRINCIPLE BUILDINGS.
- THE ZONING PLAN MAY HAVE MINOR CHANGES AS ALLOWED PER SECTION 6.207 OF THE ZONING ORDINANCE.

**PERMITTED USE:**

- THE INTENDED USE FOR LOT A IS INDOOR AND OUTDOOR PET SERVICES.
- LOT B ALLOWS ALL USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE B-1 ZONING DISTRICT EXCEPT THAT A MAXIMUM OF 12,100 SF OF RETAIL WILL BE ALLOWED AND THE FOLLOWING USES ARE PROHIBITED: AUTOMOBILE SERVICE STATIONS, AUTOMOBILE AND MOTORCYCLE SALES, CONVENIENCE STORES WITH GASOLINE SALES, ANNUAL CREATORIUMS, CIVIC, SOCIAL SERVICE OR FRATERNAL FACILITIES, DWELLINGS, EQUIPMENT RENTAL AND LEASING WITHIN AN ENCLOSED BUILDING, FENCES AND FENCE MATERIAL RESALE AND WHOLESALE, AND ACCESSORY DRIVE-THROUGH FACILITIES ASSOCIATED WITH AN EATING/DRINKING/ENTERTAINMENT ESTABLISHMENT (EDEE).

**TRANSPORTATION:**

- SITE ACCESS FROM ARCHDALE DRIVE SHALL UTILIZE THE EXISTING DRIVEWAY LOCATION WITH ALTERATIONS AS OUTLINED BY THE ZONING PLAN.

**ARCHITECTURAL STANDARDS:**

- SEE ATTACHED ARCHITECTURAL BUILDING ELEVATIONS
- PROMINENT PEDESTRIAN ENTRANCE: ALL BUILDINGS SHALL PROVIDE PROMINENT PEDESTRIAN ENTRANCES. PRIMARY ENTRANCES AND ENTRANCES ORIENTED TO THE PUBLIC STREET MUST PROVIDE DOORWAYS RECESSED INTO THE FACE OF THE BUILDING. THE ENTRY WAY MUST BE 1 SQUARE-FOOT FOR EACH 1,000 SQUARE FEET OF FLOOR AREA WITH A 15 SQUARE-FOOT MINIMUM.
- UTILIZE STONE, OR OTHER MASONRY, AT 3' MINIMUM WAJNSCOTING HEIGHT
- THE FIRST FLOOR OF THE BUILDING(S) TO BE LOCATED WITH LOT B MUST BE DESIGNED TO ENCOURAGE AND COMPENENT PEDESTRIAN-SCALE ACTIVITY. ALL BUILDING FACADES WHICH ARE VISIBLE FROM THE PUBLIC STREET SHALL UTILIZE A COMBINATION OF WINDOWS AND DOORS ARRANGED SO THAT THE USES ARE VISIBLE FROM THE STREET. WORKS OF ART, FOUNTAINS AND POOLS, STREET FURNITURE, LANDSCAPING AND GARDEN AREAS, ARCHITECTURALLY ARTICULATED FACADES, AND DISPLAY AREAS MAY ALSO BE CONSIDERED IN MEETING THIS REQUIREMENTS. WHERE WINDOWS ARE USED AND VISIBLE FROM THE PUBLIC STREET THEY MUST BE TRANSPARENT. WHERE EXPANSIONS OF SOLID WALL ARE NECESSARY, THEY MAY NOT EXCEED 20 FEET IN LENGTH.

**STREETSCAPES AND LANDSCAPES:**

- AN 8' PLANTER STRIP AND 6' SIDEWALK SHALL BE INSTALLED ALONG ARCHDALE DRIVE, AS SHOWN ON THE REZONING PLAN.
- THERE WILL BE A PEDESTRIAN NETWORK CONNECTION BETWEEN LOT A AND LOT B BUILDINGS, IN ADDITION TO CONNECTING BOTH LOT A AND LOT B BUILDINGS TO SIDEWALK ALONG THE PUBLIC STREET.

**LIGHTING:**

ALL OUTDOOR LIGHTING SHALL UTILIZE FULLY SHIELDED, LOW VOLTAGE, SHIELDED LIGHTING FIXTURES AND THAT DETACHED LIGHTING WILL BE LIMITED TO 25 FEET IN HEIGHT.

**TRASH SERVICE:**

- TRASH SERVICE WILL BE PROVIDED IN A DUMPSTER AS SHOWN ON THE REZONING PLAN.

**PetSutes**  
 PETITION NUMBER: 2015-073  
 TAX ID: 16918214, 16918210  
 219 ARCHDALE DRIVE CHARLOTTE, NC  
**REZONING PLAN**

**REVISIONS:**

▲	2015/06/18 - ZONING
▲	2015/08/12 - ZONING
▲	2015/08/20 - ZONING



1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.  
 2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.  
 3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.  
 4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.







